

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF
TULSA, OKLAHOMA,**

scheduled for Wednesday, January 31, 2024, at 5:00 P.M in the City Council Chamber, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK, to transact all business as set out in Notice and Agenda posted in the Office of City Clerk, Room 260, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK on Friday, January 26, 2024, at 3:35 P.M.

CALL TO ORDER

Chair Cue called the meeting to order at 5:08 P.M.

ROLL CALL:

Hall-Harper	Present	Bengel	Present
Cue	Present	Decter Wright	Present
Patrick	Absent	Lakin	Present
Bellis	Present	Fowler	Present
Miller	Absent		
	Present:	7	
	Absent:	2	

STAFF PRESENT

Jack Blair, City Attorney
Lori Doring, Secretary to the Council
Chris Baughman, Council Staff

1. RECEIPT & FILING OF MINUTES

- a. No items this week.

2. APPOINTMENTS & REAPPOINTMENTS

- a. Amy Ariza – Reappointment to the Greater Tulsa Area Hispanic/Latinx Affairs Commission; term expires December 31, 2026. (Attended 6/8 meetings.) (CD-2) [PW 1/10/24; PW 1/24/24; CC 1/31/24] 23-1091-2
- b. Robin Ballenger – Reappointment to the Animal Welfare Commission; term expires December 31, 2026. (Attended 18/19 meetings.) (CD-9) [PW 1/24/24; CC 1/31/24] 24-48-1

Public Comments:
John Huffines – 2.a – 2.b.

Councilor Decter Wright moved to approve 2.a – 2.b. Councilor Fowler seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Absent	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 7 Nays: 0 Absent: 2 Abstentions: 0

Motion carried.

3. **PUBLIC HEARINGS**

- a. No items this week.

4. **MAYOR’S ITEMS**

- a. Mayor's report on community events, briefing on City activities, City efforts, and new business.

There was no report.

- b. Consideration and possible approval, adoption, denial, amendment or revision of Change Order No. 1 to Contract No. 136025 between the City of Tulsa and Magnum Construction, Inc., for Project No. 147520-3, in the amount of zero dollars (\$0.00) and adding sixty-seven (67) calendar days due to conflict of planned and field conditions, stopping work for Grand Opening, scheduled final walk through, and lead time on landscape items at Whiteside Park. (CD-9) [PW 1/24/24; CC 1/31/24] 24-61-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of a Waterline Easement Donation by Selvaggi Revocable Trust of property located at 17001 E. 31st St., Parcel 2A, Unplatted, for installation of a waterline on 31st St. S. from 161st E. Ave. to 193rd E. Ave. (CD-6) [CC 1/31/24] 24-85-1
- d. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from the Community Risk Reduction in the amount of four hundred dollars (\$400.00) for Cody Banks to travel to Murfreesboro, TN on February 19-22, 2024, to attend the Vision 20/20 Model Performance Community Risk Reduction (CCR) Symposium. [CC 1/31/24] 24-82-1
- e. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Chris Brown Duathlon scheduled for March 17, 2024, starting at 7250 Cherokee Dr. (CD-1) [CC 1/31/24] 24-71-1
- f. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Kibo Group Run to the Well scheduled for April 13, 2024, on streets surrounding R. L. Jones Airport. (CD-2) [CC 1/31/24] 24-72-1
- g. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Marquette Field Day & Fun Run scheduled for May 10, 2024, at 1519 S. Quincy Ave. (CD-4) [CC 1/31/24] 24-73-1

Public Comments:
John Huffines – 4.f, 4.g.

Councilor Decter Wright moved to approve 4.b – 4.g. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Absent	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 7 Nays: 0 Absent: 2 Abstentions: 0

Motion carried.

5. AUTHORITIES, BOARDS & COMMISSIONS

5.a was read and voted on separately.

Councilor Lakin recused at 5:14 P.M.

- a. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7753 from RMH to RS-5 for property located east of the NE/c of E. 36th St. N. and N. Peoria Ave. requested by Nathan Cross. (Property owner: NP36, LLC) (CD-1) (TMAPC voted 8-0-0 to recommend **APPROVAL** of RS-5 zoning.) [PW 1/24/24; CC 1/31/24; CC 2/7/24] 24-68-2

Councilor Decter Wright moved to approve 5.a. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Absent	Lakin	Absent
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 6 Nays: 0 Absent: 3 Abstentions: 0

Motion carried.

Councilor Lakin returned at 5:15 P.M.

- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7755 from IM to CH for multiple lots located at the SE/c of S. Peoria Ave. and E. 5th Pl. S. requested by Justin DeBruin, Wallace Design Collective. (Property owner: Halona Development, LLC) (CD-1) (TMAPC voted 9-0-0 to recommend **APPROVAL** of CH zoning.) [PW 1/24/24; CC 1/31/24; CC 2/7/24] 24-67-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7750 from RS-3 to RD for property located west of the SW/c of N. Delaware Ave. and E. 44th Pl. N. requested by Marc Ruiz, NextGen Capital. (Property owner: NextGen Capital/BSSM) (CD-1) (TMAPC voted 9-0-0 to recommend **APPROVAL** of RD zoning.) [PW 1/24/24; CC 1/31/24; CC 2/7/24] 24-69-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application PUD-647-A from PUD-647 to PUD-647-A for property located south of I-244 between Garnett Rd. and S. 129th E. Ave. requested by Jeffrey Lord. (Property owner: Park View Village Estates, LLC) (CD-3) (TMAPC voted 8-0-0 to recommend **APPROVAL** of PUD-647-A zoning.) [PW 1/24/24; CC 1/31/24; CC 2/7/24] 24-70-2

Councilor Decter Wright moved to approve 5.b – 5.d. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Absent	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 7 Nays: 0 Absent: 2 Abstentions: 0

Motion carried.

6. ORDINANCES - FIRST READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a Utility Easement, requested by Virginie Cochard for property located at 3124 S. Owasso Ave., Lot Six (6), Block Four (4), Brookside Addition Amended. The easement closure request is for building an existing retaining wall. (CD-9) [PW 1/31/24; CC 1/31/24; CC 2/7/24] 24-83-2

Without objection, item 6.a was forwarded to the next Council meeting.

7. ORDINANCES - SECOND READING

7.k was read and voted on separately.

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of one hundred thousand hundred dollars (\$100,000.00) from grant revenues to be received from the GKFF/Tulsa Community Foundation within the Culture and Recreation Non-Federal Grant Programs SubFund. (Parks Community Programming) [PW 1/24/24; CC 1/24/24; CC 1/31/24] 24-52-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to transfer unencumbered and unexpended appropriation balances of one hundred six thousand, one hundred dollars (\$106,100.00) between projects within the 2014 Sales Tax Fund. (Traffic Signal Installation Modification and Safety Improvements) [PW 1/24/24; CC 1/24/24; CC 1/31/24] 24-53-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of eight million, thirty thousand dollars (\$8,030,000.00) from revenue received from the sale of General Obligation Bonds within the 2014 GO Bond Fund Issue 8. (Street Maintenance) [PW 1/24/24; CC 1/24/24; CC 1/31/24] 24-54-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-24 budget to make supplemental appropriations of five hundred sixty-four thousand, one hundred one dollars and fifty-three cents (\$564,101.53) recognized from unappropriated fund balance within the 2005 GO Bond Issue 1 SubFund, one hundred forty dollars and zero cents (\$140.00) recognized from unappropriated fund balance within the 2005 GO Bond Issue 2 SubFund, three hundred nineteen thousand, six hundred fourteen dollars and eighty-nine cents (\$319,614.89) recognized from unappropriated fund balance within the 2005 GO Bond Issue 3 SubFund, thirty-six thousand, six hundred sixty-nine dollars and seventy cents (\$36,669.70) recognized from unappropriated fund balance within the 2005 GO Bond Issue 4 SubFund, one hundred twenty-nine thousand, two hundred ninety-eight dollars and sixty-two cents (\$129,298.62) recognized from unappropriated fund balance within the 2005 GO Bond Issue 5 SubFund, four hundred sixteen thousand, eight hundred sixty dollars and twenty-four cents (\$416,860.24) recognized from unappropriated fund balance within the 2008 GO Bond Issue 2 SubFund, thirty-one thousand, one hundred eleven dollars and forty-seven cents (\$31,111.47) recognized from unappropriated fund balance within the 2008 GO Bond Issue 4 SubFund, three hundred one thousand, three hundred thirty-three dollars and twenty-four cents (\$301,333.24) recognized from unappropriated fund balance within the 2008 GO Bond Issue 5 SubFund, two hundred eighty thousand, four hundred dollars and four cents (\$280,400.04) recognized from unappropriated fund balance within the 2008 GO Bond Issue 6 SubFund, nineteen thousand, two hundred thirty-six dollars and five cents (\$19,236.05) recognized from unappropriated fund balance

within the 2008 GO Bond Issue 7 SubFund. (Boston Avenue Bridge Rehabilitation) [PW 1/24/24; CC 1/24/24; CC 1/31/24] 24-51-2

- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of fifteen million, forty thousand dollars (\$15,040,000.00) from revenue received from the sale of General Obligation Bonds within the 2020 GO Bond Fund Issue 4. (Traffic Signal Installation, Repair, Replacement and Safety Improvements) [PW 1/24/24; CC 1/24/24; CC 1/31/24] 24-55-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of four hundred thirty-four thousand dollars (\$434,000.00) recognized from unappropriated fund balance within Short Term Capital Fund. (Short Term Capital Inflationary Increases) [PW 1/24/24; CC 1/24/24; CC 1/31/24] 24-56-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a Utility Easement, requested by Sean Cox, Cox Homes, LLC for property located at 3151 and 3155 S. Florence Pl., Lots Three and Four (3,4), Block Five (5), Ranch Acres Addition. The easement closure request is for construction of a house. (CD-9) [PW 1/24/24; CC 1/24/24; CC 1/31/24] 24-58-2
- h. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a Drainage Easement, requested by Alan Betchan, AAB Engineering, LLC for property located at 10863 E. 41st St., Reserve A, Ravenwood Addition. The easement closure request is for future development. (CD-6) [PW 1/24/24; CC 1/24/24; CC 1/31/24] 24-59-2
- i. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a Sanitary Sewer Easement, requested by Mike Lemery, Keller Williams Realty Advantage for property located at 515 N. 37th W. Ave., Lot One (1), Section Four (4). The easement closure request is to clear the title for sale. (CD-4) [PW 1/24/24; CC 1/24/24; CC 1/31/24] 24-60-2
- j. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Title 11-A, “Stormwater Management and Hazard Mitigation Program”, Chapter 3, “Watershed Development Regulations”, Section 301, “Scope and Definitions”, by the addition of a new definition, “11. Drainage Sensitive Area (DSA)”; renumbering the definitions as necessary; amending Title 11-A, Section 304, “Policies and Standards for Approval of Watershed Development Permits, Subdivision Plats, Lot Splits and Building Permits”, by the addition of a new sub-section, Sub-Section “F”, “Drainage Sensitive Area (DSA) Policies and Standards”, providing for severability. [PW 1/24/24; CC 1/24/24; CC 1/31/24] 24-62-2
- l. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of four hundred sixty-five thousand dollars (\$465,000.00) recognized from unappropriated fund balance within the Convention and Visitors Fund. (Managed Entities - Economic Development Department) [PW 1/24/24; CC 1/24/24; CC 1/31/24] 24-64-2

Public Comments:
John Huffines – 7.a.

Councilor Decter Wright moved to approve 7.a – 7.l except 7.k. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Absent	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		
Yeas: 7	Nays: 0	Absent: 2	Abstentions: 0

Motion carried.

Councilor Lakin recused at 5:22 P.M.

- k. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of forty million, six hundred sixty thousand dollars (\$40,660,000.00) from revenue received from the sale of General Obligation Bonds and unassigned fund balance within the 2024 GO Bond Fund Issue 1. (Various Capital Program Projects: streets, sidewalks, Chamberlain pool, Swan Lake, Gilcrease, Zoo, Zink Lake, and bond costs) [PW 1/24/24; CC 1/24/24; CC 1/31/24] 24-63-2

Councilor Decter Wright moved to approve 7.k. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Absent	Lakin	Absent
Bellis	Yea	Fowler	Yea
Miller	Absent		
Yeas: 6	Nays: 0	Absent: 3	Abstentions: 0

Motion carried.

Councilor Lakin returned at 5:23 P.M.

8. COUNCIL ITEMS

- a. Councilors’ announcements and reports on current community events, activities, efforts, and concerns. Other than announcements and reports, no discussion will ensue.

Councilor Bellis discussed the Route 66 Corridor Overlay.

- b. Consideration and possible approval of Council initiation of addition of provisions regarding roadside attractions in the Route 66 Overlay District of the Zoning Code. (Cue, Patrick, Bellis, Bengel) [UED 1/31/24; CC 1/31/24] 24-91-2
- c. Consideration and possible approval of Council initiation of Zoning Map Amendment for the proposed Safety Center located west of South 129th East Ave. and north of the Broken Arrow Expressway, Lot One (1), Block One (1), Amberjack Addition. (Decter Wright) [UED 1/31/24; CC 1/31/24] 24-92-2

Public Comments:
Robert Yeahquo – 8.c.

Councilor Decter Wright moved to approve 8.b – 8.c. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Absent	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		
Yeas: 7	Nays: 0	Absent: 2	Abstentions: 0

Motion carried.

9. NEW BUSINESS

- a. No items this week.

10. HEARING OF APPEALS

- a. No items this week.

11. HEARING OF PUBLIC COMMENTS

- a. No items this week.

12. ADJOURNMENT

- a. Adjournment.

Chair Cue adjourned the meeting at 5:29 P.M.

Jeannie Cue, Chair of the Council

Lori Doring, Secretary to the Council